

Information Session: Jarvis Parliament Area

King-Parliament Secondary Plan and Zoning Review

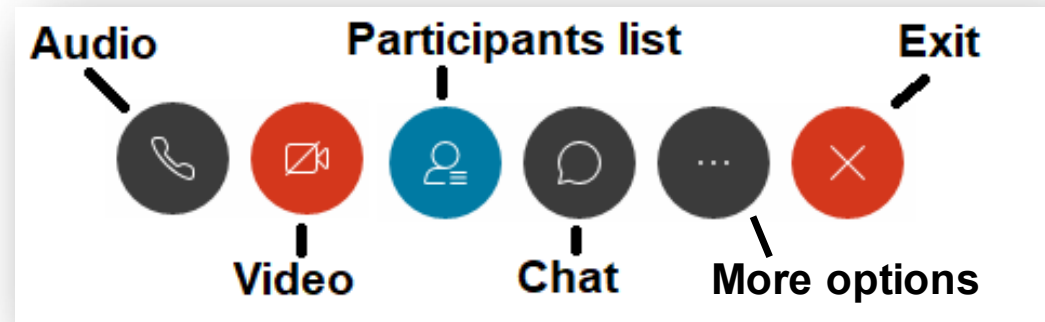
November 3, 2020

7:00-8:00 pm





WebEx Meeting Center functionality:



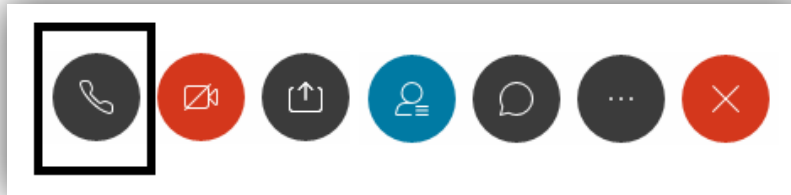
Trouble shooting Tips

Can't hear the Host/Presenter?

Option 1 - *Disconnect the headset & use the PC/laptop speakers*

Option 2 - *Connect to the Audio Conference with landline/mobile*

Step 1. – Click **Audio** button by hovering at the bottom of the screen



Step 2. – Select the “**Call me at**” feature

Step 3. – Enter the 10 digit telephone number you want to use to connect

Step 4. – Click “**Connect Audio**” button next to the phone number

Step 5. – Answer the phone and follow the prompts to join the Audio Conference



Having issues with the audio?

Dial: 416-915-6530

When prompted for a meeting number enter:

133 559 7653



This meeting is being recorded

Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record.

Under Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website. Your registration information will not be disclosed as part of the public record.

Welcome



Land Acknowledgment

Tkaronto, now known as Toronto, is under Treaty 13 and is home to many Indigenous Nations from across Turtle Island, including the Inuit and the Metis. It is the traditional territories of the Huron-Wendat, Anishinabek, the Chippewa, the Haudenosaunee Confederacy and most recently, The Mississaugas of the Credit River First Nations.

We are all Treaty people. Many of us have come here as settlers, immigrants, or newcomers in this generation or generations past. I'd like to also acknowledge those who came here involuntarily, particularly as a result of the Trans-Atlantic Slave trade. And so, I honour and pay tribute to the ancestors of African Origin and Descent.



Agenda



7:00 p.m.

Welcome



7:05 p.m.

Presentation

Melanie Melnyk, Senior Planner, City of Toronto City Planning Division



7:30 p.m.

Questions and Comments



7:55 p.m.

Next Steps

Facilitated Discussion



At the end of the presentation we will go through each of the questions and one of our panelists will respond.



Raise Hand:

Raise Hand is found in the bottom right hand corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio.

Q&A:

Q & A is found as an option when you click on the three dots in your Attendee panel. Use this to ask a question of the Presenter or panelists.

<https://www.toronto.ca/community-people/get-involved/public-consultations/participate-in-virtual-engagement-events/>

Conduct



- Please be brief and limit yourself to one question or comment at the time, so that we may hear from others. There will be other opportunities to engage.
- Keep an open mind while listening to others.
- Be respectful. City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.
- Engage with high energy, be personable as you would in person!



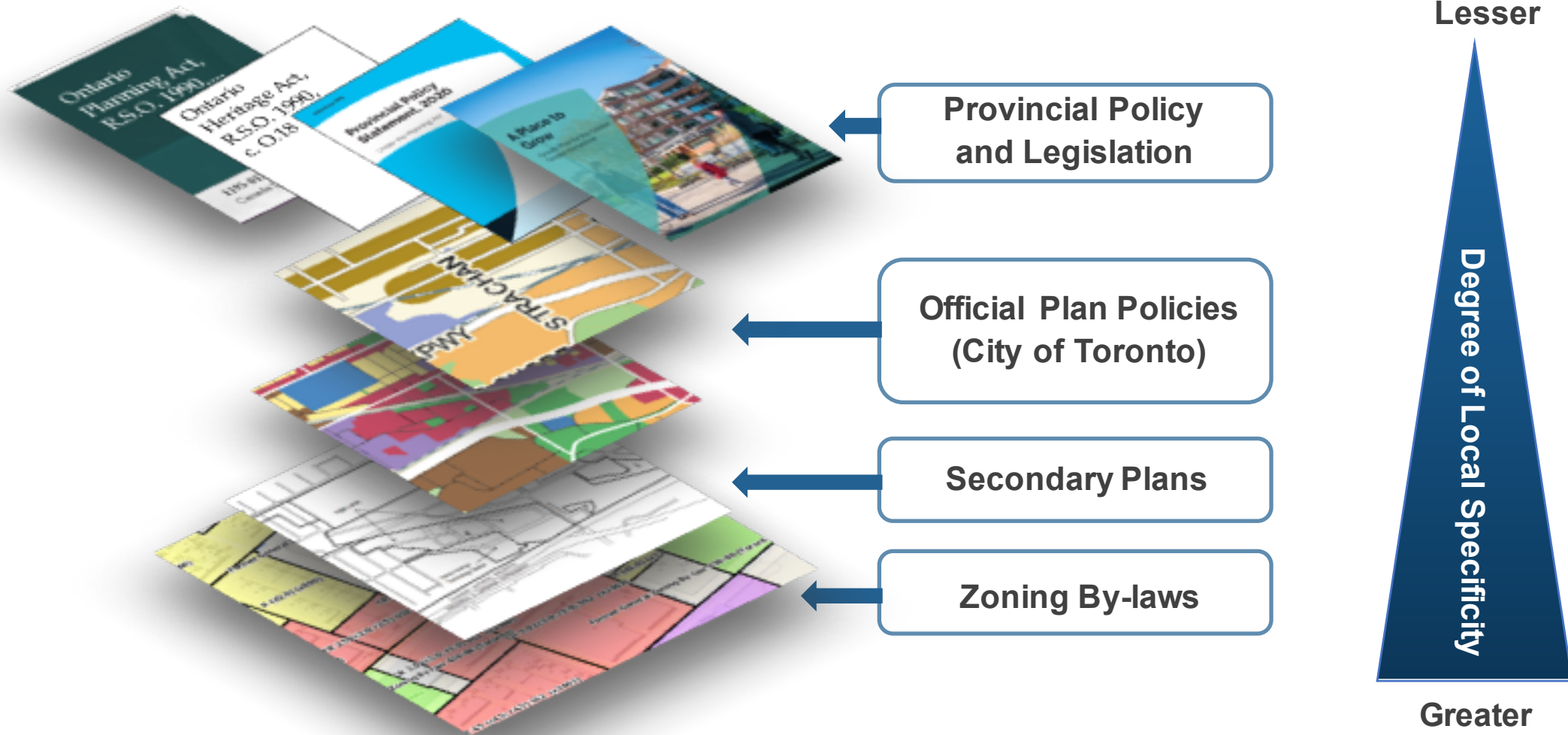
Tonight's Meeting Scope

- Focus on the Jarvis-Parliament Policy Area of King-Parliament
- Overview of the work in progress to update the Secondary Plan and zoning by-law:
 - **Background:** Downtown Plan and Study Purpose
 - **Secondary Plan:** Proposed Policy Refinements
 - **Zoning By-law:** Methodology and Proposed Directions
- Purpose: inform and collect feedback. No decisions will be made tonight.
- Individual sites or development applications will not be addressed in this forum.

Background

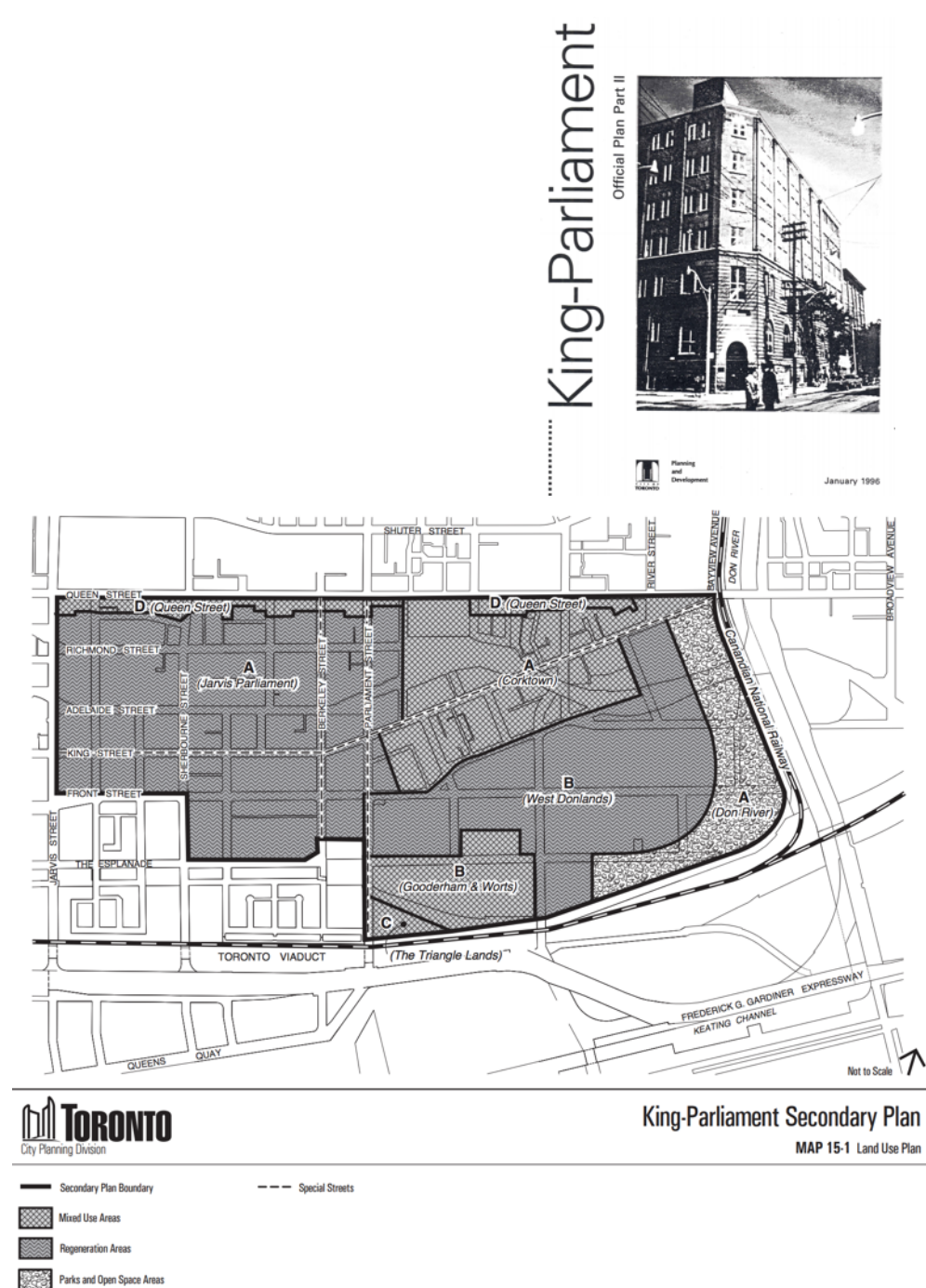


Planning in Ontario 101



Why this Study?

- There is an existing Secondary Plan in force for King-Parliament
- First adopted in 1996 to revitalize the area with more flexible uses and adaptive re-use of buildings
- Need for an update to respond to recent growth as part of the City's Downtown



TOcore: Downtown Plan (OPA 406)

- Ministerial approval June 5, 2019
- Provides a planning policy framework to shape growth in Toronto's Downtown over the next 25 years, regarding:

Land Use

Parks

Public Realm

Transportation

Culture

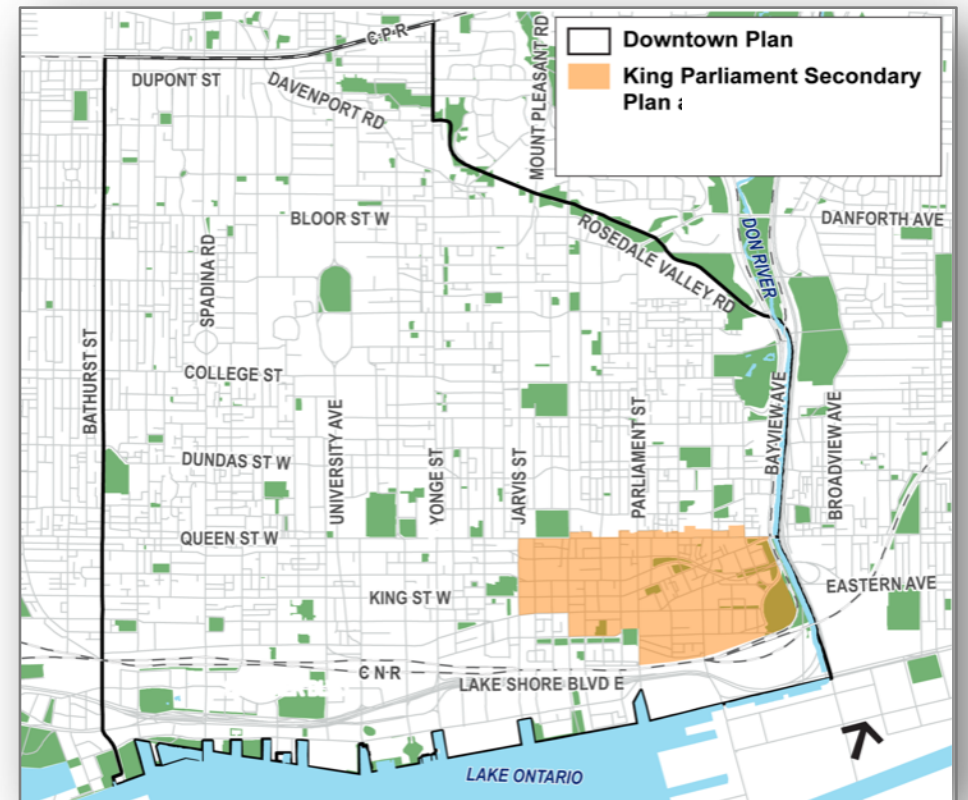
Housing

**Community Services
and Facilities**

Built Form

Energy

- Implemented through Infrastructure Strategies and Plans



King-Parliament Review Timeline

TOcore Planning
Downtown

Phase 1

- Research & Analysis (March 2019)

Phase 2

- Proposed Secondary Plan (October 2019)

Phase 3

- Recommended Secondary Plan & Zoning By-law (Q1 2021)

We are here



Ongoing Consultation (in-person & online)

What We Heard

- Strong interest in **preserving heritage** buildings
- Interest in encouraging **adaptive re-use** of heritage buildings
- Concern over the **increasing intensity** of development
- Interest in encouraging more **mid-rise** development
- Strong desire for **better connections** to parks and open spaces
- Interest in improving the **pedestrian experience** by offering more places to sit, wider sidewalks and more street trees
- Strong interest in supporting **active transportation** – walking, cycling and transit
- Desire to preserve **fine grain retail** along King and Queen streets
- Desire to preserve and increase **affordable housing**

Proposed Secondary Plan

Toronto & East York Community Council received a proposed Secondary Plan for King-Parliament at its meeting of October 10, 2019.

Key Objectives:

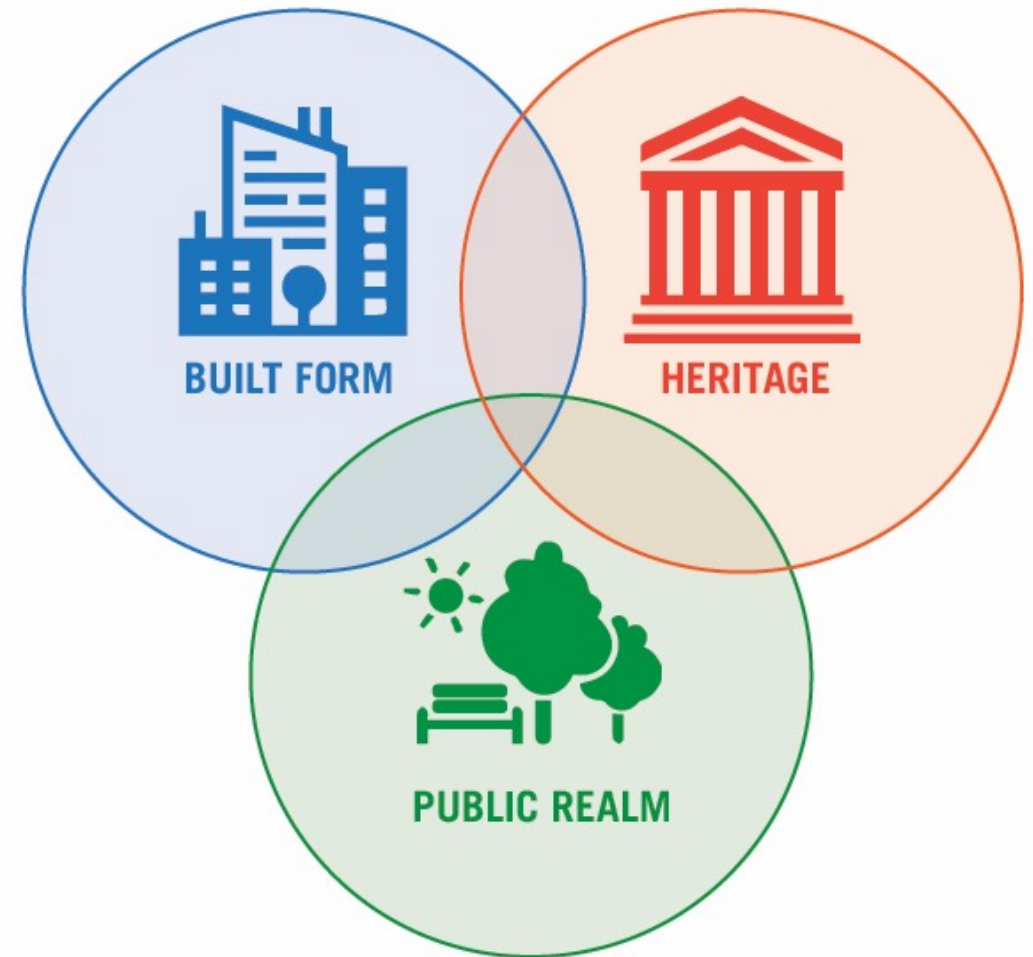
- Enhance King-Parliament's role as an **employment** area
- Maintain the area's diverse physical character through retention of **heritage** properties
- Improve and expand **parks and the public realm**



Existing and Planned Context

Policy Directions

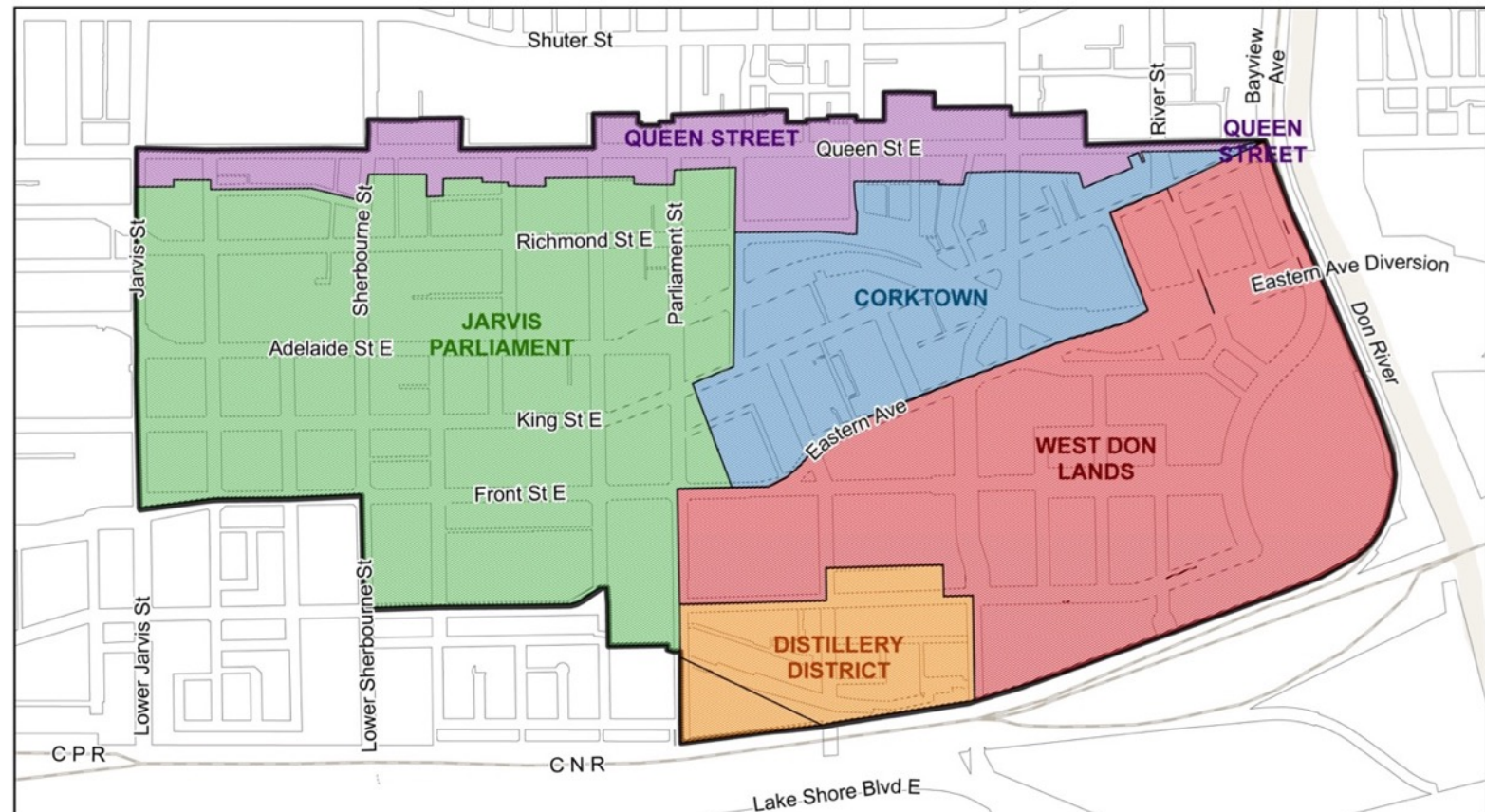
- Built Form and Land Use policies in the **Downtown Plan** provide direction on the scale and intensity of growth.
- Specific built form, heritage and public realm tools help shape the character of the **King-Parliament** area.



Urban Structure

Policy Directions

- Five Policy Areas
- Secondary Plan policies for each Policy Area will reflect and reinforce its distinct heritage, site characteristics and development patterns

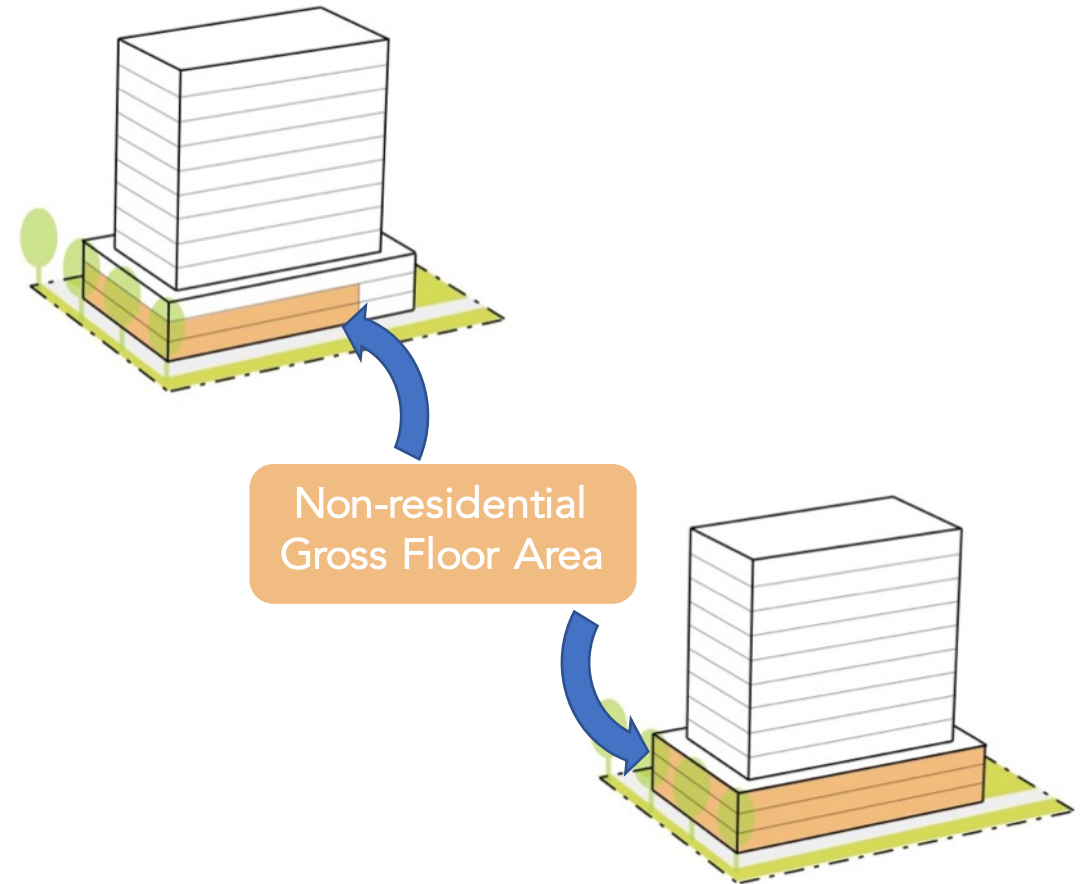


Support and Enhance Employment

Policy Directions

Development required to provide the greater of:

- The replacement of all existing non-residential space; or
- A minimum 25% of total space for non-residential uses



Draft Refinements to the Proposed Secondary Plan



Proposed Secondary Plan Refinements

Themes

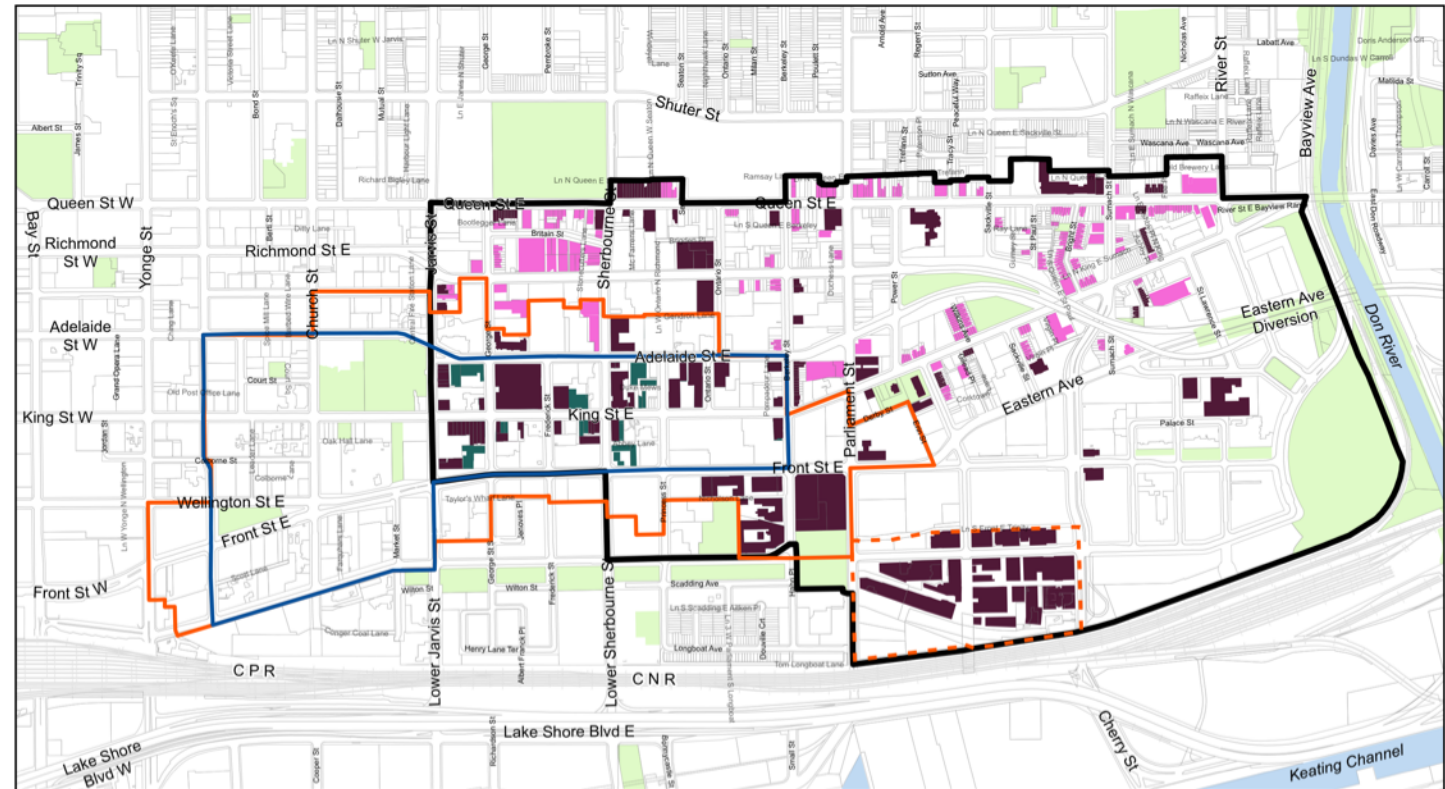
- **General** – clarifying language and relationship to Downtown Plan
- **Heritage** – remove map and refine character statements
- **Public Realm** – mapping updates and policy refinements
- **Built Form** – transfer numerical standards to Zoning By-law and refine policies to clarify intent

A redlined copy of the in-progress Secondary Plan has been posted to the project website, showing revisions from the October 2019 version.

Heritage

Proposed Secondary Plan Refinements

- Inclusion of identified properties on the Heritage Register in advance of the Secondary Plan
- Official Plan policies for properties on the Heritage Register then apply
- Remove map from final Secondary Plan



King-Parliament Secondary Plan

· Built Heritage Resources and Cultural Heritage Landscapes

- King-Parliament Secondary Plan Boundary
- St. Lawrence Neighbourhood Heritage Conservation District (LPAT approved 2020)
- St. Lawrence Neighbourhood Heritage Conservation District (adopted 2015)
- Distillery District Heritage Conservation District (Under Study)

- Properties identified through the Cultural Heritage Resource Assessment (2019)
- Properties on the City's Heritage Register*
- Contributing properties in the St. Lawrence Neighbourhood Heritage Conservation District (under appeal)

Not to Scale ↑

Heritage

Proposed Secondary Plan Refinements

Retain Secondary Plan policy allowing for additional built form requirements to ensure compatibility with heritage scale and character:

“Additional setbacks, stepbacks, and stepping down of building heights over and above the built form and urban design standards identified in this Plan, or in the zoning by-law, may be required to conserve the scale and character of a property included on the City’s Heritage Register.”






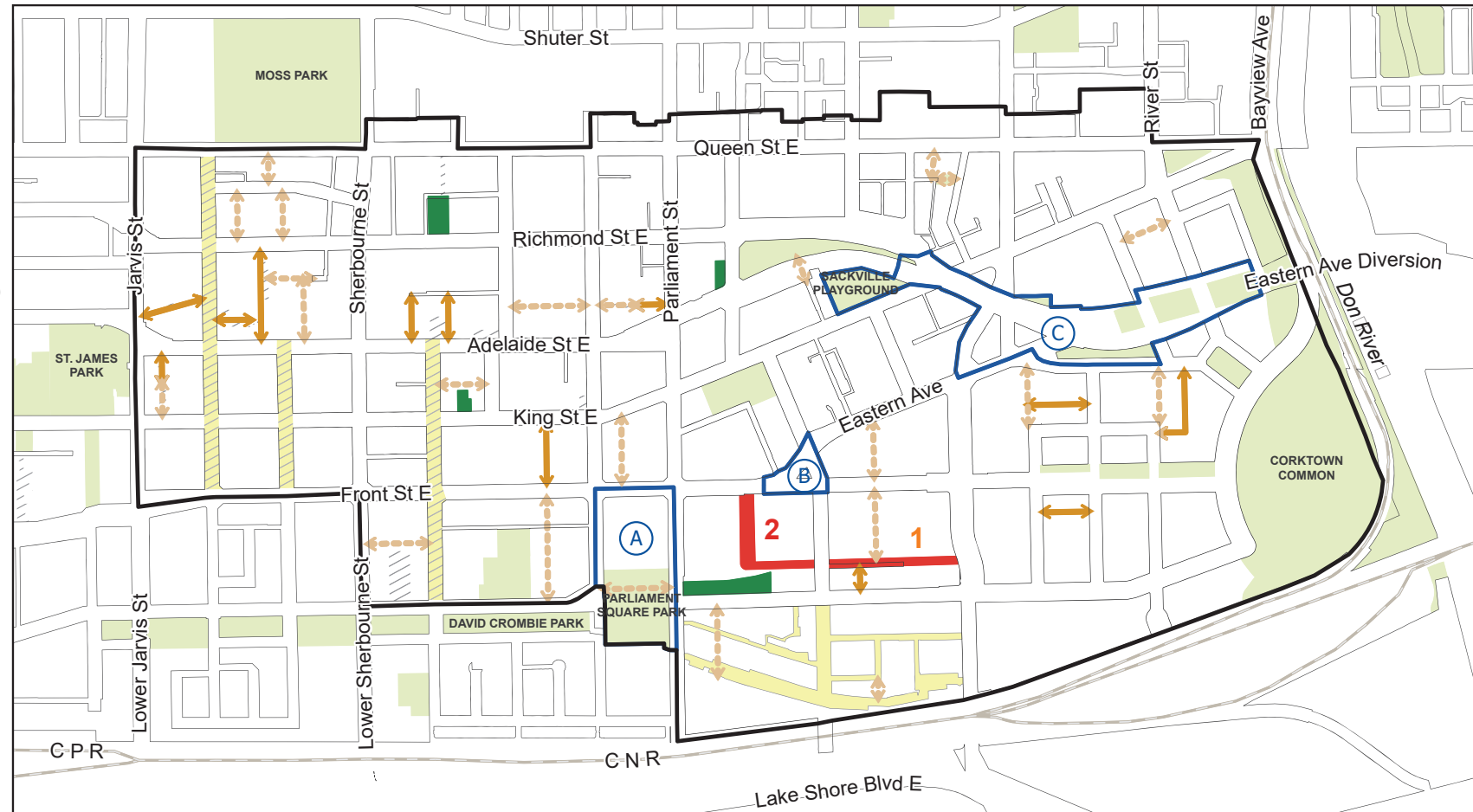
Parks & Public Realm

Proposed Secondary Plan refinements

-  King-Parliament Secondary Plan Boundary
-  Potential Mid-block Connection
-  Existing Mid-block Connection
-  New Public Street
-  Privately Owned Publicly-accessible Spaces
-  Future Parks and Open Spaces (approved through Development)
-  Parks and Open Spaces
-  Distillery District Open Space
-  Park Link Streets

Public Realm Big Moves:

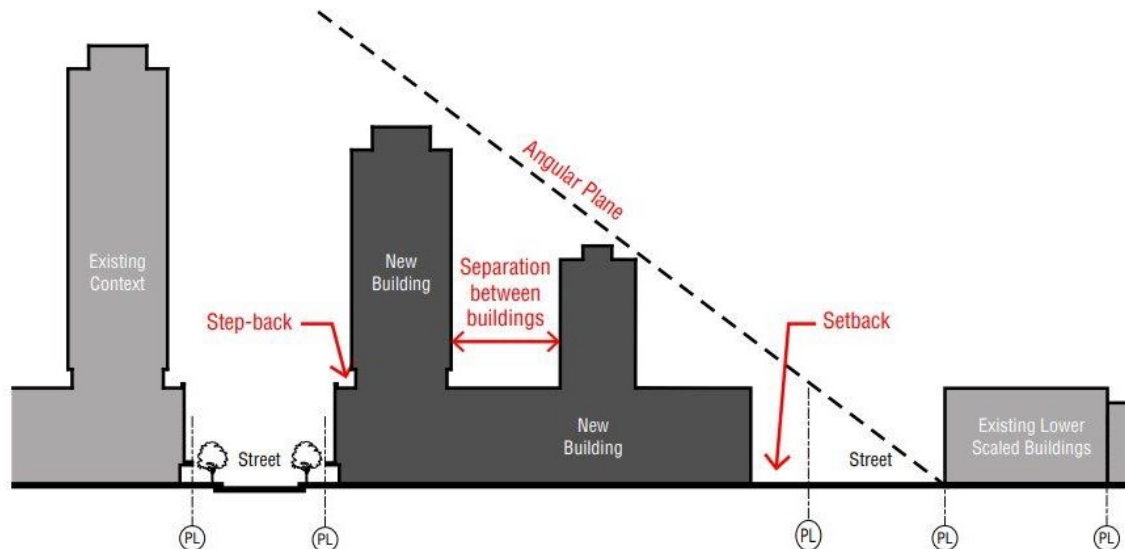
-  First Parliament Site & Parliament Square Park
-  Trinity Triangle
-  King-Sumach Plaza Belt



Built Form

Proposed Secondary Plan refinements

- Remove specific built form standards for each Policy Area and integrate them in the Zoning By-law
- Refine policy language to reflect the existing and planned context and character for each Policy Area

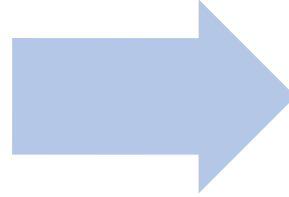


Key Character Policy – Jarvis Parliament

Proposed Secondary Plan Refinements

In-force Secondary Plan Policy 2.8 a):

- The portion of King-Parliament west of Power Street will be viewed as a **Regeneration Area** for a **wide variety of land uses** including commercial, retail, entertainment, **compatible industrial development**, live/work and residential land uses within both existing and new buildings.



Revised Secondary Plan (draft) Policy 8.1:

- The Jarvis Parliament Policy Area will be an area of **context-specific growth**. The area includes the original ten blocks of the Town of York and is characterized by its **historically and architecturally significant buildings**. Development will be responsive to the form and scale of surrounding buildings, and will support a **balance of residential, commercial and institutional uses**.

Draft Zoning Changes



What is a Zoning By-law?

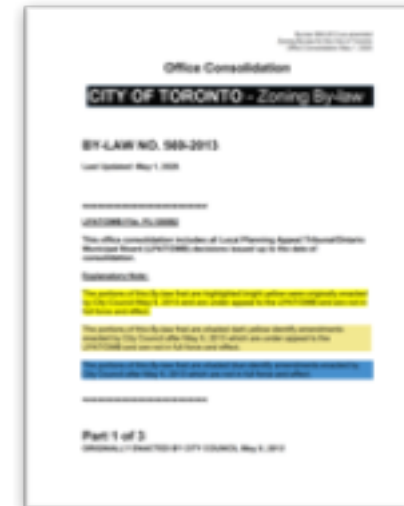
A **zoning by-law** regulates the use of land by:

- Dividing a geographic area into different land use zones
- Controlling the use of land, buildings and structures:
 - ✓ permitted uses and building types
 - ✓ height
 - ✓ density
 - ✓ setbacks from a lot line
 - ✓ lot size and dimensions (e.g. lot frontage)
 - ✓ parking and loading requirements

It implements the policies of the Official Plan with specific requirements and standards.



= the Vision



= the Precision

Zoning By-law Development

Three Focus Areas for King-Parliament

Housekeeping



Land Use



Built Form



The zoning by-law will be updated with area-specific exceptions for King-Parliament.

Zoning By-law Development

Housekeeping



Objective:

Bring most of the King-Parliament area into the City-wide Zoning By-law (569-2013)

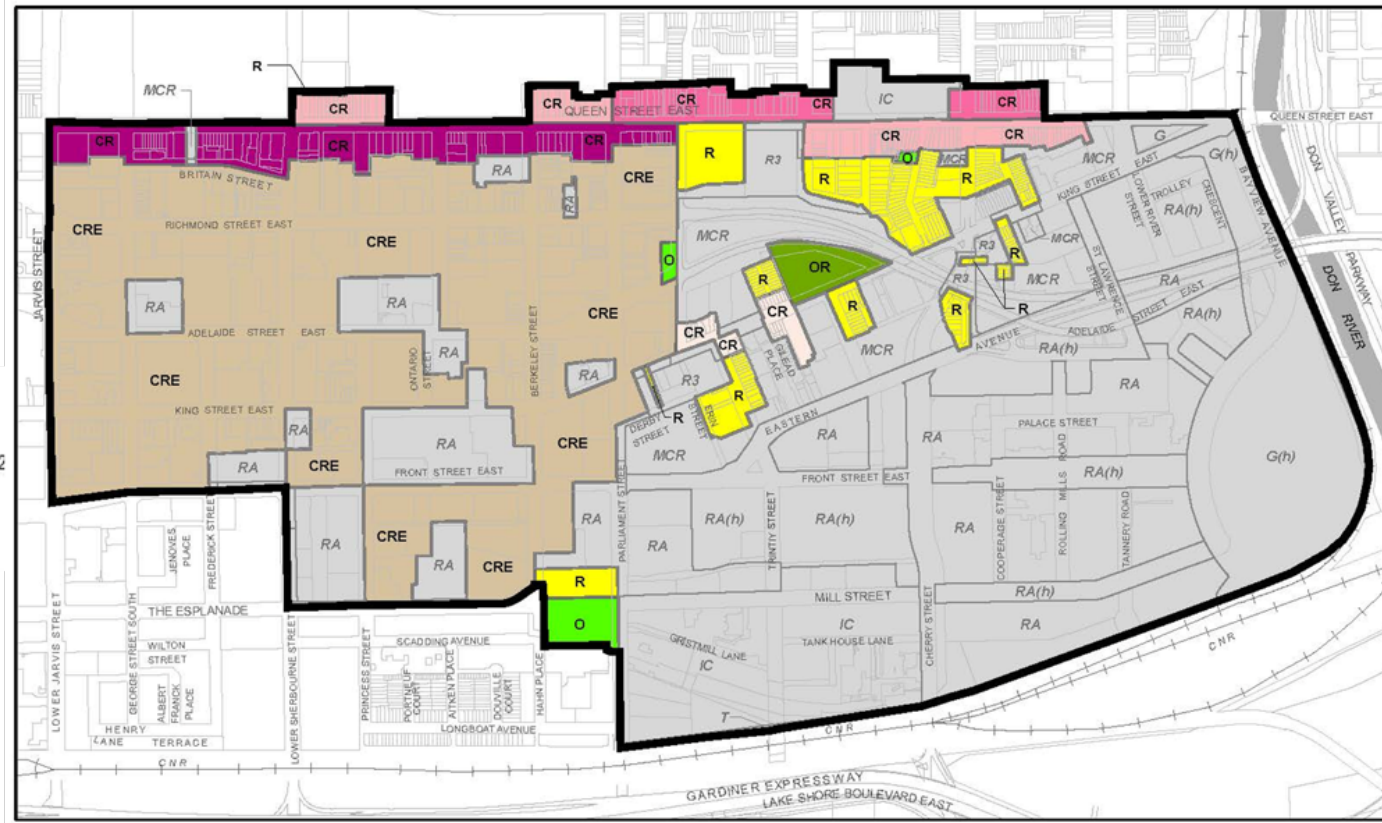
- Integrate existing exceptions and eliminate outdated ones
- Cite prevailing by-laws for approved and built development

Current Zoning By-law 569-2013

R	Residential
O	Open Space
OR	Open Space Recreation
CRE	Commercial Residential Employment
Commercial Residential	
CR	CR 1.5 (c1.5; r1.5) SS2
CR	CR 2.0 (c1.0; r1.5) SS2 and CR 2.0 (c2.0; r2.0) SS2
CR	CR 2.5 (c2.0; r2.0) SS2
CR	CR 3.0 (c3.0; r3.0) SS2

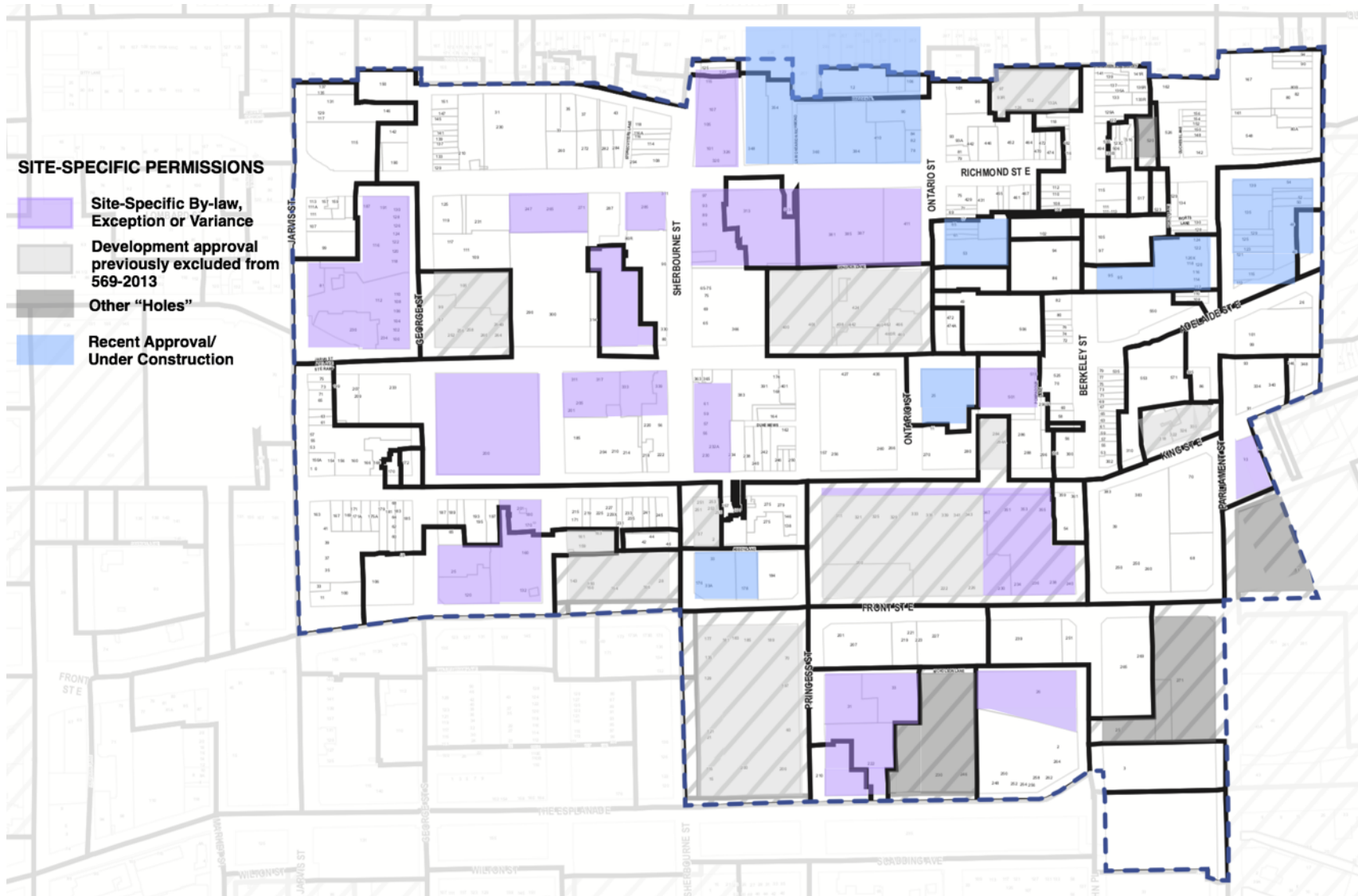
“Holes”

Former City of Toronto
By-law 438-86



Existing Site-Specific Permissions

Jarvis Parliament Policy Area



Zoning By-law Development

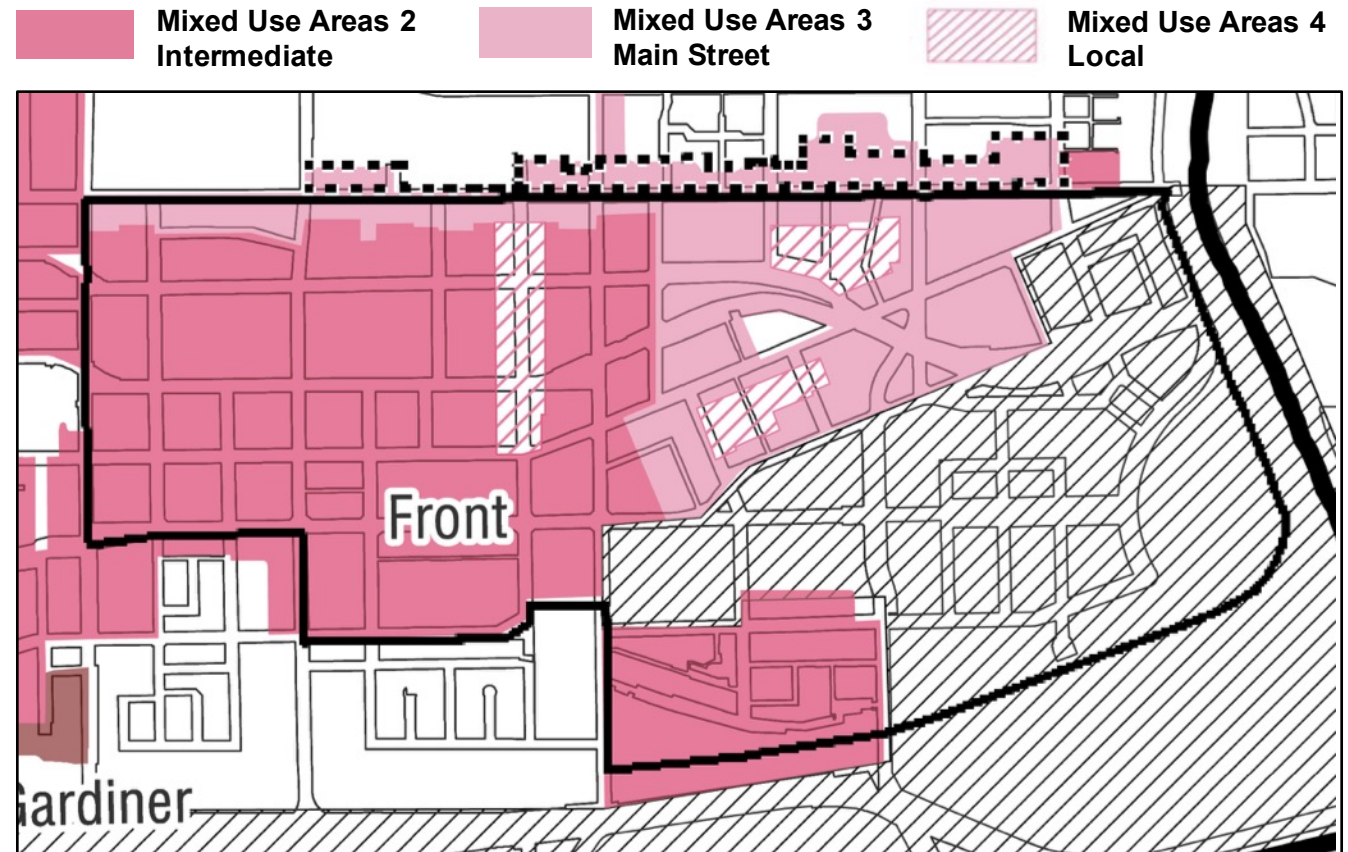
Land Use



Proposal:

- Update to mixed Commercial-Residential (CR) zoning where appropriate
 - Reflects shift from industrial uses to commercial-residential development
 - Aligns with Downtown Plan *Mixed Use Areas* designation

*Downtown Plan:
Land Use Designations*



Proposed Rezoning: CRE → CR



Exploring the rezoning from **Commercial Residential Employment (CRE)** to **Commercial Residential (CR)**:

- Modifies list of permitted uses - excludes manufacturing, warehousing and light industrial uses
- Existing uses would be carried forward or retain legal non-conforming status

Zoning By-law Development

Downtown Plan Built Form Directions

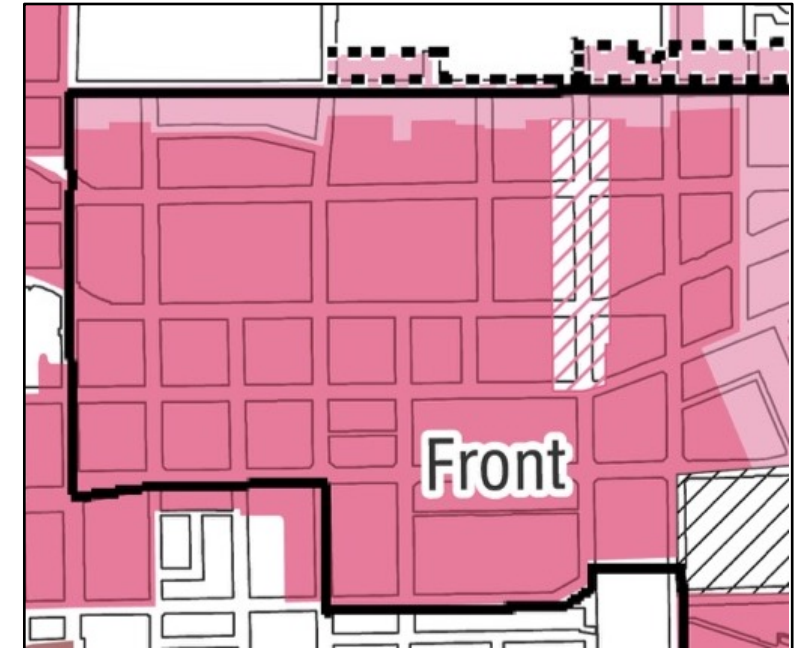


Mixed Use Areas 2 – Intermediate

- Mid-rise and some tall buildings
- Compatible with existing and planned context
- Applies to most of the Jarvis Parliament Area

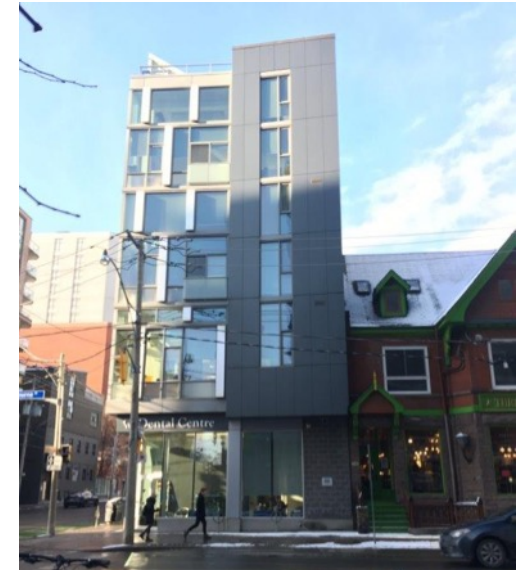
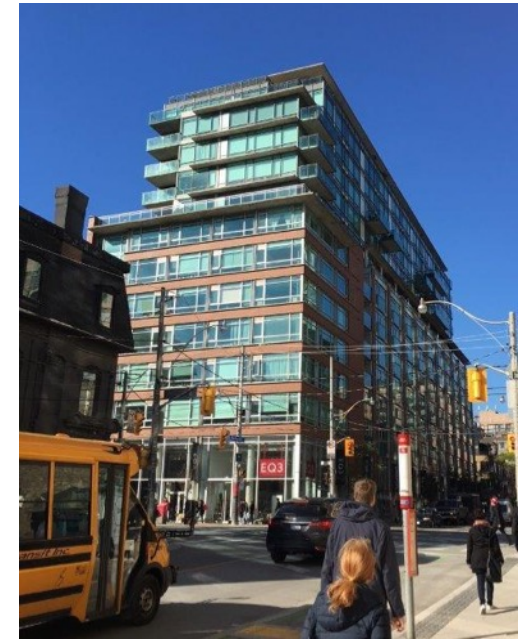
Mixed Use Areas 4 – Local

- House form and other low-rise buildings
- Generally four storeys or less
- Applies to properties fronting Berkeley Street

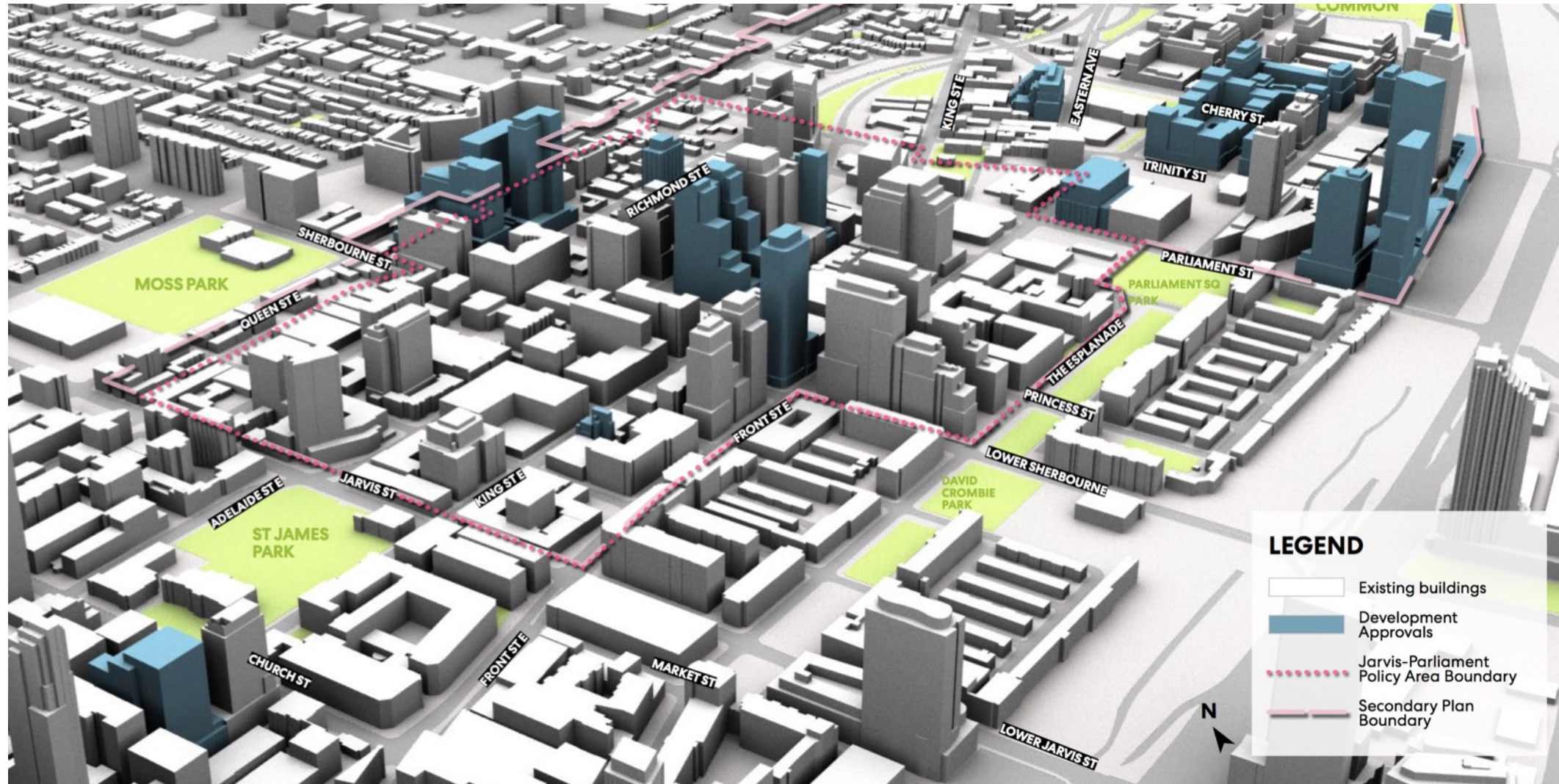


*Downtown Plan:
Land Use Designations*

Evolving Built Form



Existing Buildings and Recent Approvals

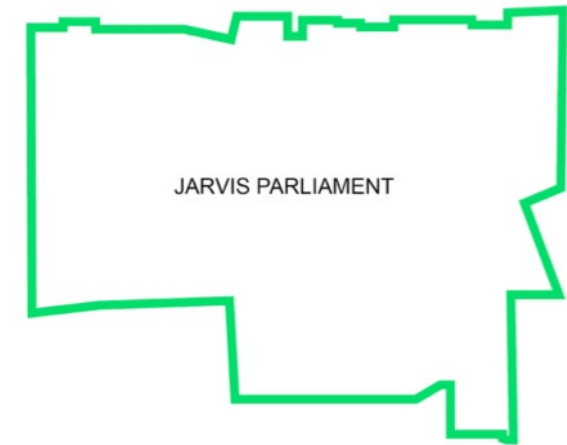


Secondary Plan Policy Directions

October 2019

Context-specific development that responds to form and scale of surrounding buildings

- Min. 3 metre setback from the front property line
- Min. 5 metre stepback above base buildings
- King Street East:
 - 45 degree angular plane above streetwall to the middle of the block
 - Direction for compatible ground floor heights, materials and architectural articulation
- Setback and streetwall exceptions where heritage property or character exist



Zoning By-law Development

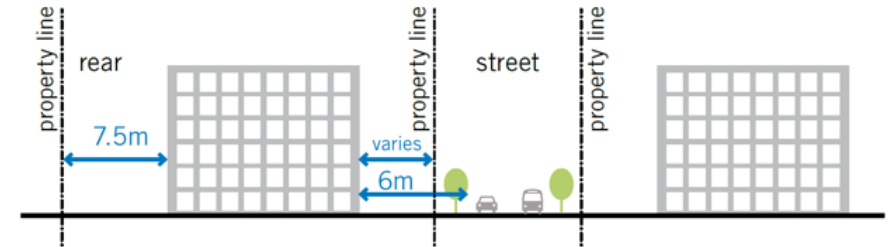
Built Form – Setbacks



- Ensure comfortable and serviceable spacing between buildings
- Setbacks from the front property line allow for increased area for landscaping, tree planting, pedestrian circulation and amenity areas.

Proposal:

- The zoning by-law will require new development in Jarvis-Parliament to provide a **3 metre front setback**
- Modified setbacks in consideration of St. Lawrence Neighbourhood Heritage Conservation District Plan



Zoning By-law Development

Built Form – Streetwall and Step-backs

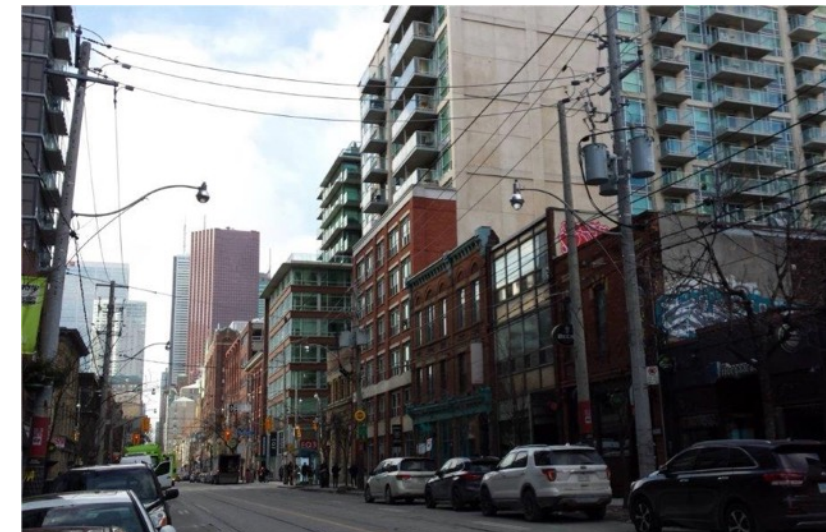
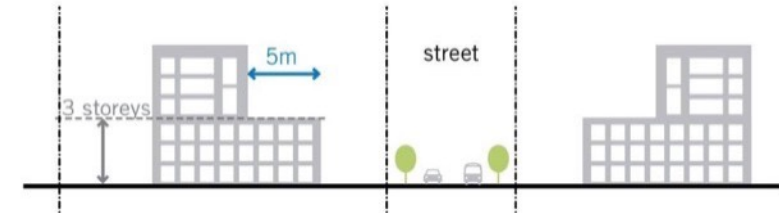
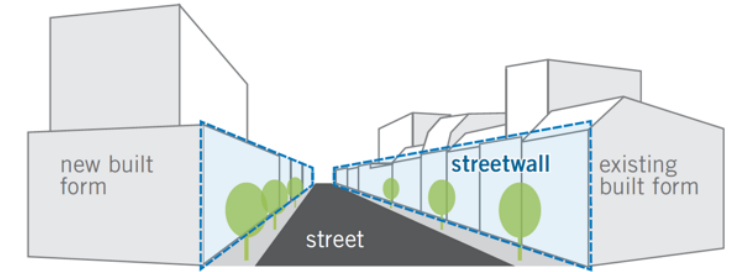


A consistent streetwall height establishes and reinforces the character and proportion of the street edge.

Taller building elements step back to give prominence to the streetwall, allowing access to sunlight and sky views.

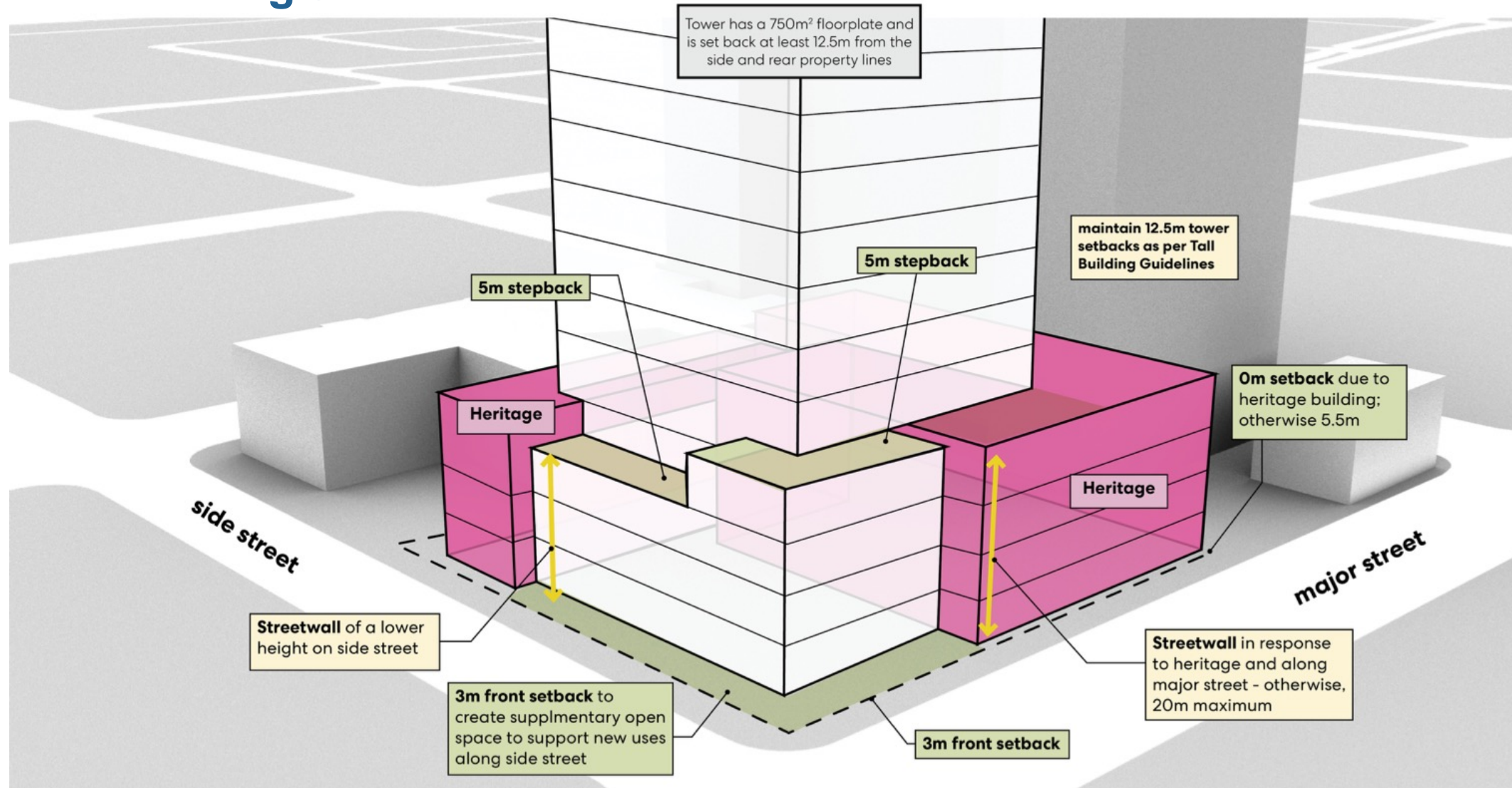
Proposal:

- In King-Parliament, new development will be required to meet the specified streetwall height.
- Where there is an heritage resource, the height of the existing building will define the streetwall.
- Zoning for the Jarvis-Parliament Policy Area will require buildings to step back a minimum of **5 metres above the streetwall height**.



Proposed Zoning Demonstration

Tall Building Site



Zoning By-law Development

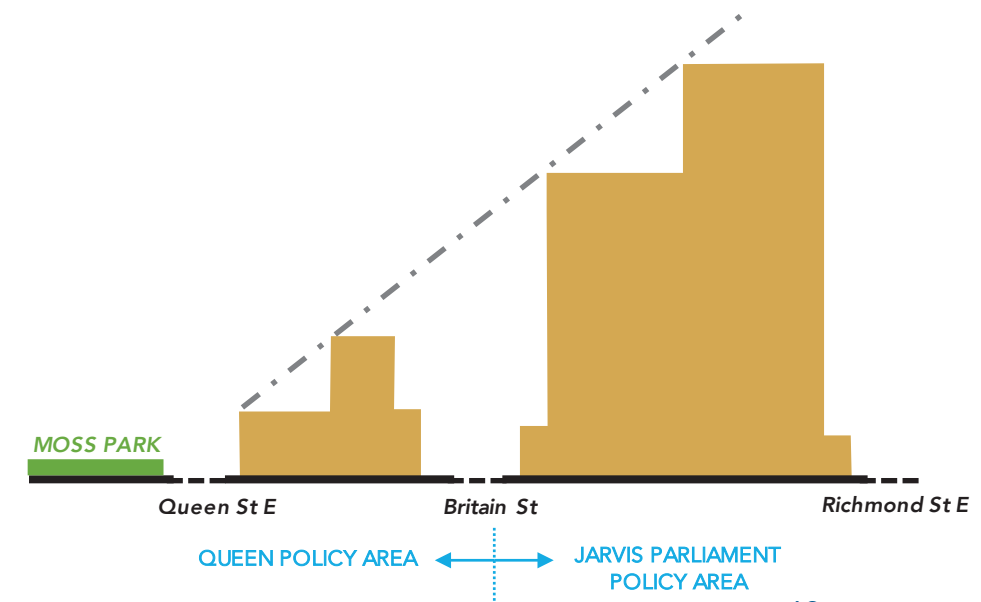
Built Form - Angular Plane



An angular plane helps to shape built form to ensure good street proportion, sunlight and sky views, as well as transition to lower-scale neighbourhoods.

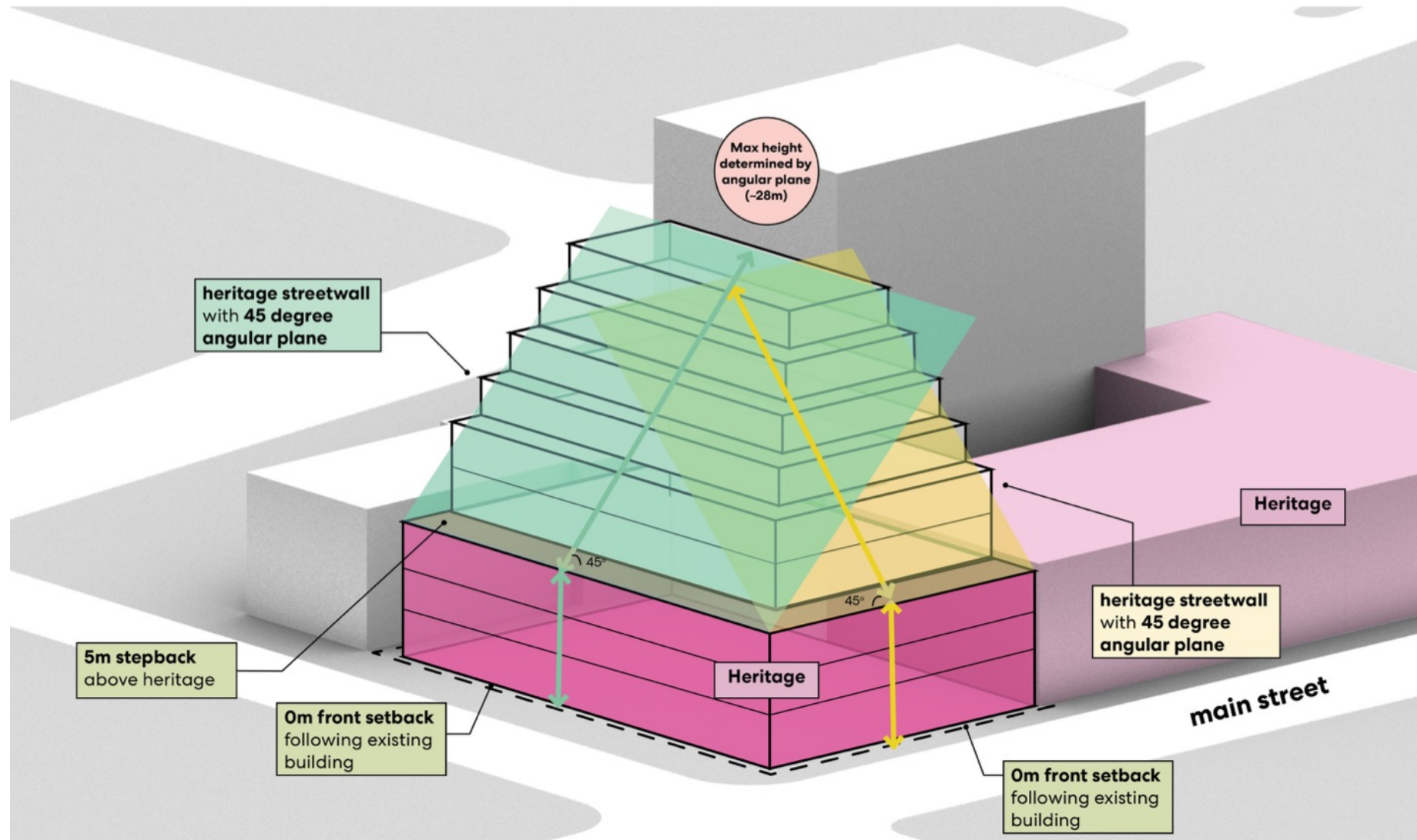
Proposal:

- In King-Parliament, several east-west streets are already subject to angular planes under the former and current zoning by-laws.
- The zoning by-law will extend and continue a 45 degree angular plane for King Street East.
- An angular plane will be applied to properties fronting Britain Street to limit shadow impact on Moss Park.



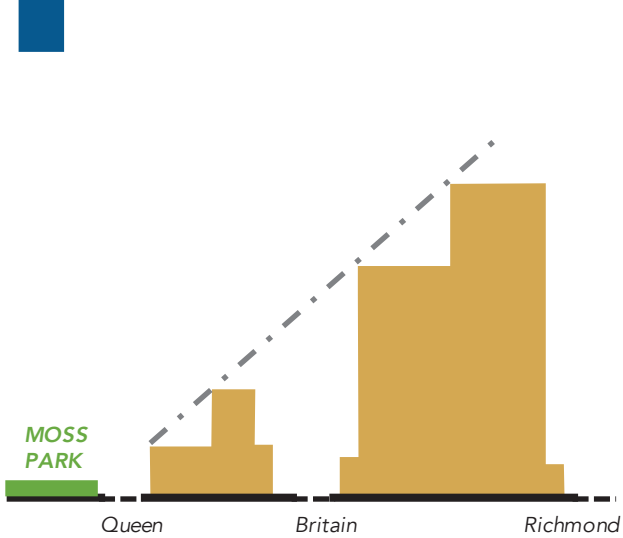
Proposed Zoning Demonstration

King Street East



Proposed Zoning Demonstration

Angular Plane from Queen Street East/Moss Park



Proposed Zoning Demonstration

Britain Street

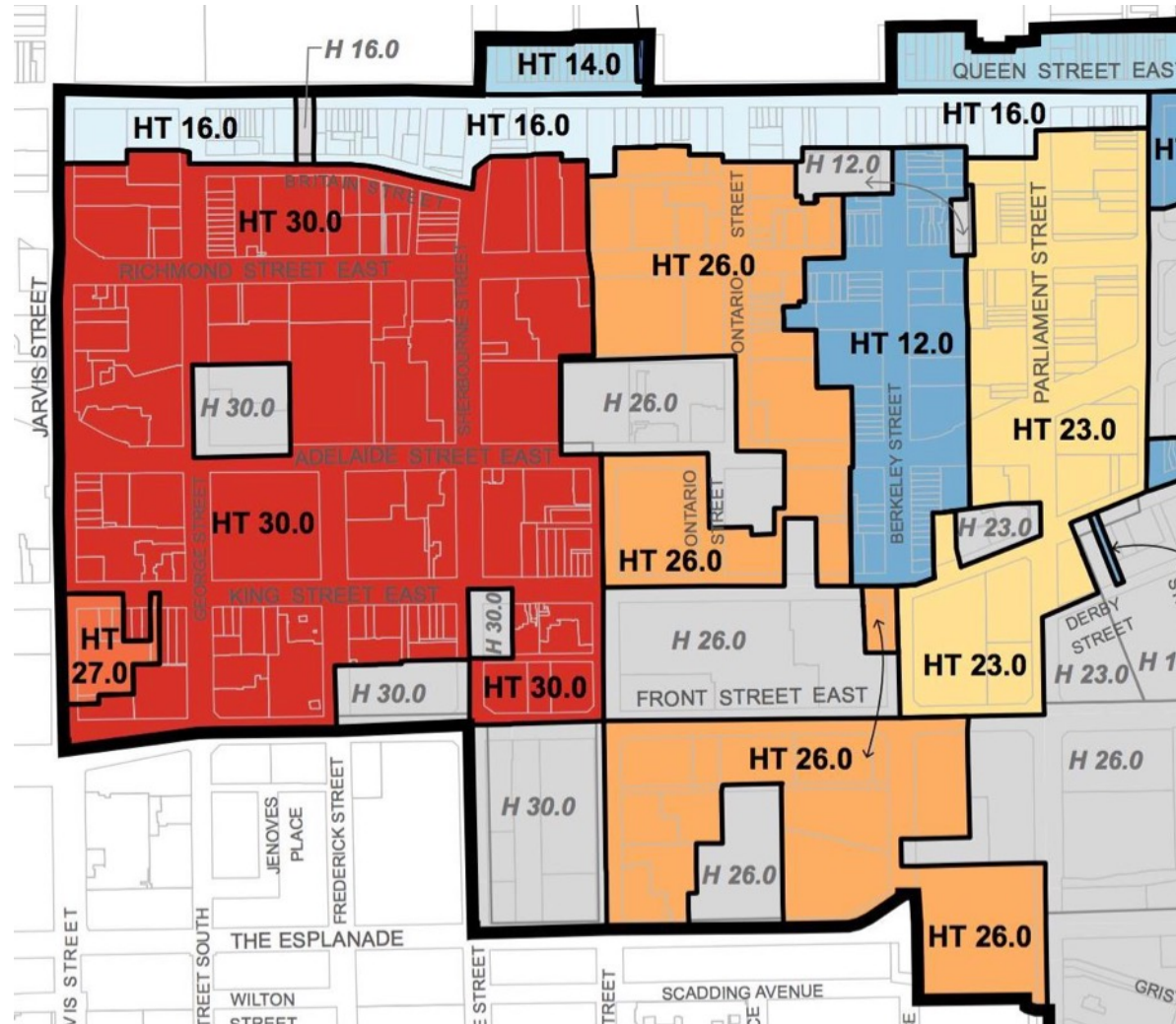


Zoning By-law Development

Built Form - Height



Current Height Maximums under former and City-wide by-laws

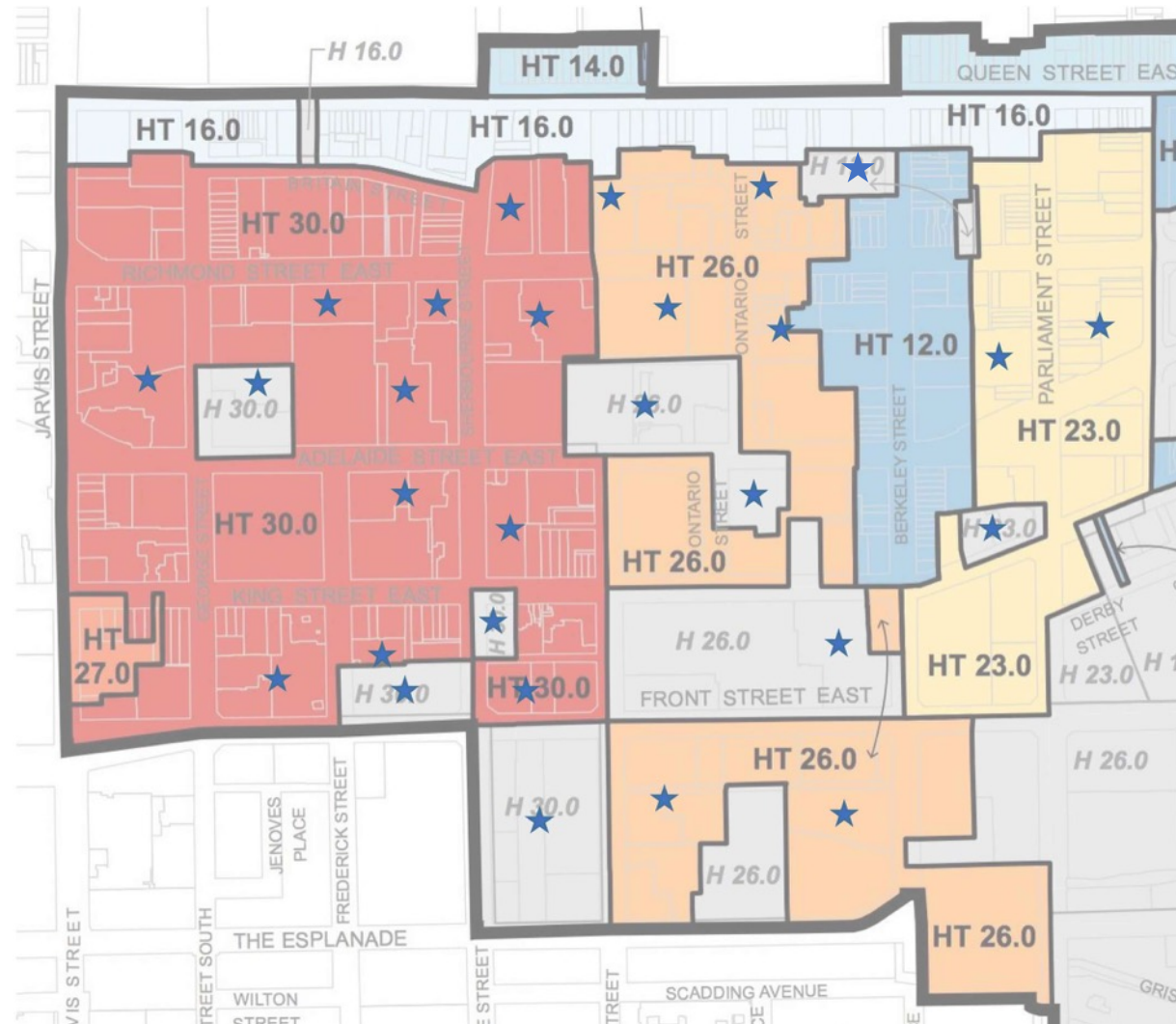


Zoning By-law Development

Built Form - Height



Prevailing Heights through Site-Specific By-laws, Exceptions or Variances



Zoning By-law Development

Built Form - Height



The urban structure of Jarvis Parliament provides guidance for appropriate heights and massing to respond to site and area character, as well as emerging context. Factors influencing height include:

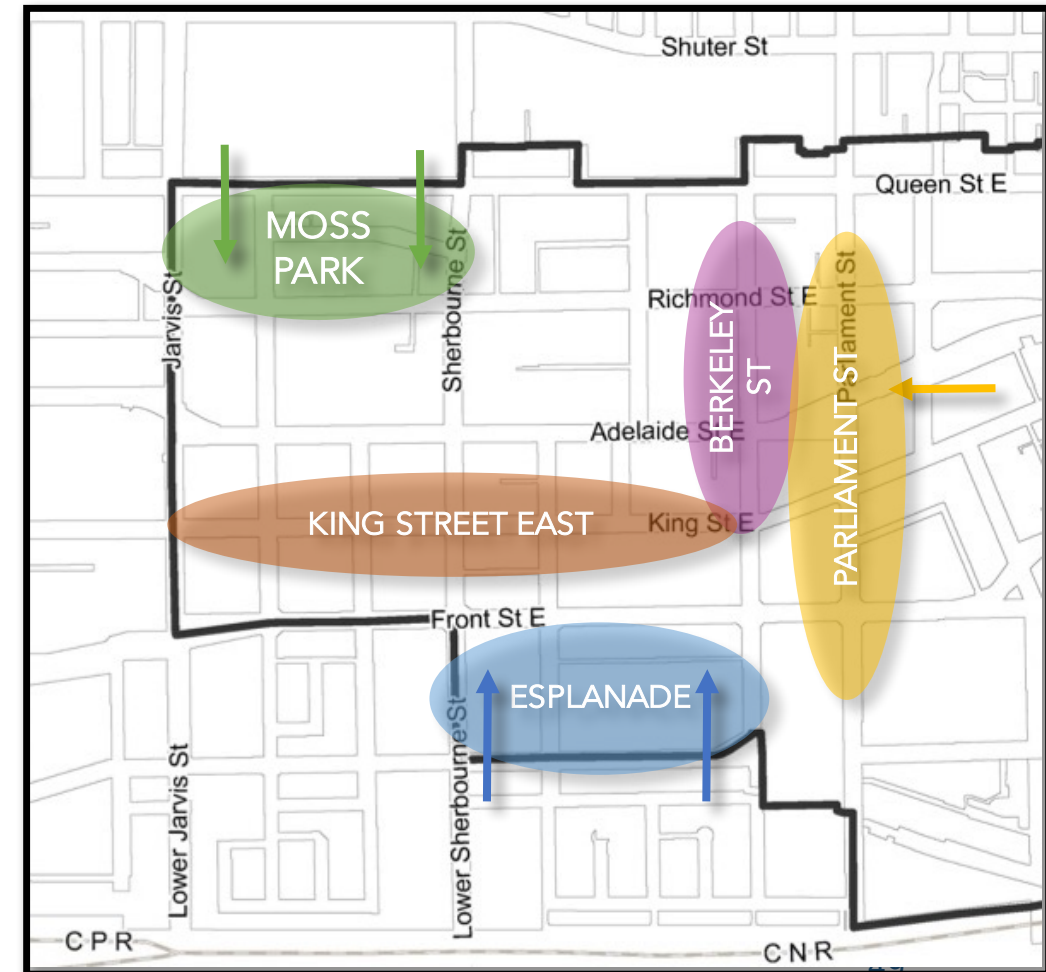
Moss Park – restrict net new shadow

King Street East – reinforce historic main street character

Berkeley Street – maintain low-rise scale

Parliament St – transition toward Corktown neighbourhood

Esplanade – transition toward St. Lawrence neighbourhood



Zoning By-law Development

Built Form – Potential Heights

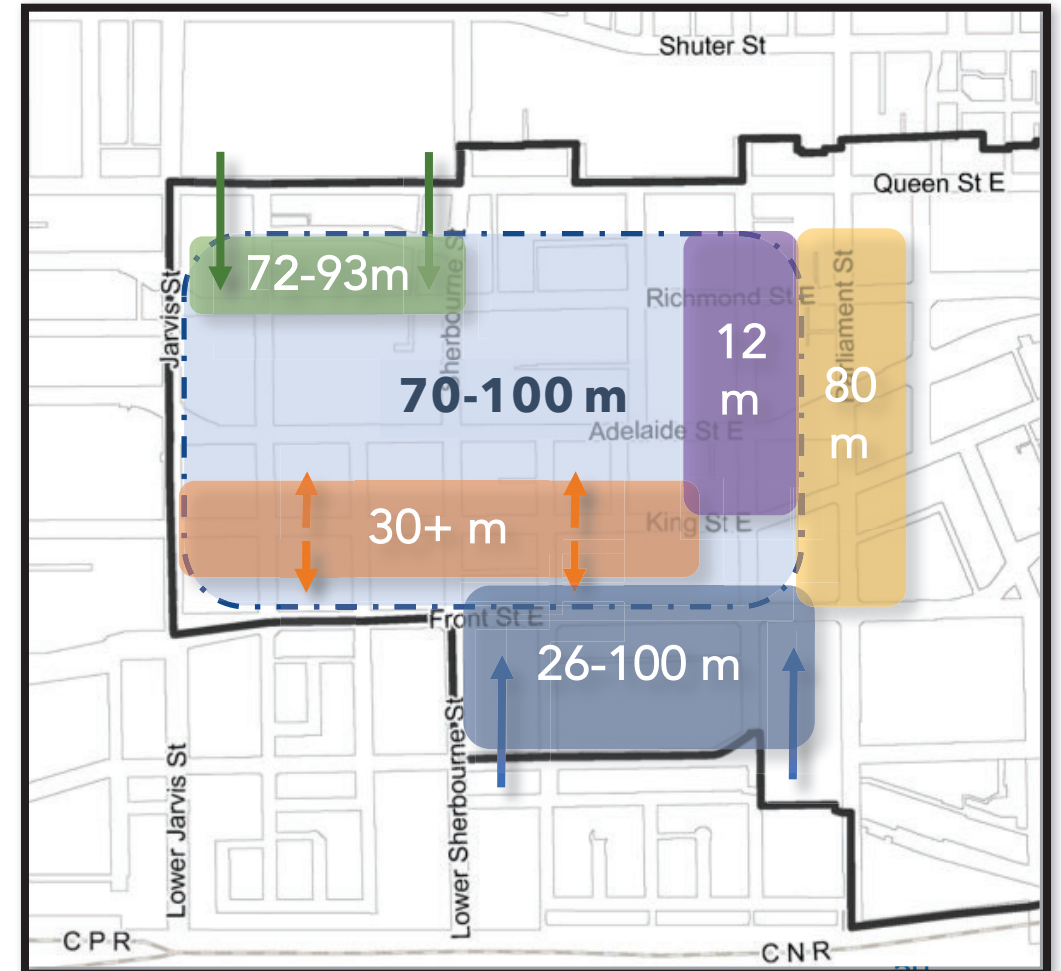


Downtown Plan Policy 6.22

“Not all sites can accommodate the maximum scale of development anticipated in each of the Mixed Use Areas while also supporting the liveability of the development of the neighbourhood, while other sites may be able to accommodate more than the anticipated scale.”

Development will be required to address specific site characteristics including lot width and depth, location on a block, on-site or adjacent heritage buildings, parks or open spaces, shadow impacts, and other sensitive adjacencies, potentially resulting in a lower-scale building.”

[emphasis added]



Questions?



Next Steps

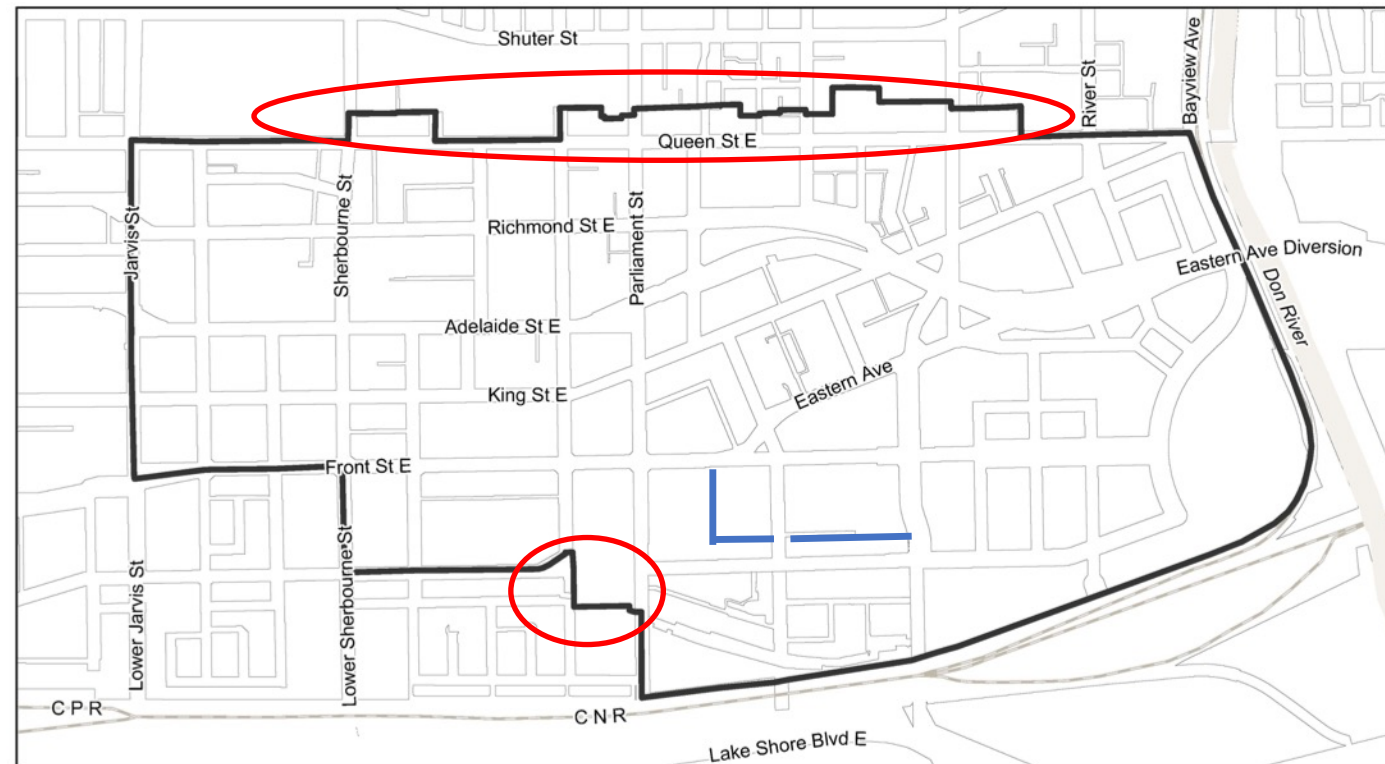


Next Steps

- Staff will receive and consider feedback
- Revise Secondary Plan and draft Zoning By-law Amendment
- Prepare final recommended Plan and By-law for Council consideration – Statutory Public Meeting at TEYCC

Study Outcomes

1. Official Plan Amendment
 - **Final Recommended King-Parliament Secondary Plan**
 - Boundary Revisions
 - New Public Roads
2. Area-Specific Zoning By-law Amendment





Contact Us



Email: kingparliament@toronto.ca



416-392-4524



@CityPlanTO

Thank you for attending!

Meeting materials will be posted to our project website: www.toronto.ca/king-parliament

Please provide any comments by November 30, 2020